



**Draft Uttlesford Local Plan 2021-2041 (Regulation 18)
Employment Site Selection Topic Paper**

Uttlesford District Council

October 2023

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1. Introduction

1.1 This site selection topic paper has been prepared to set out the residual need for employment land, the sites that have been put forward from the HELAA for employment or mixed use, and the reasons for allocating the sites that are put forward in the Regulation 18 draft Local Plan.

2. Uttlesford’s employment needs

2.1 The Employment Need Assessment Update 2023 sets out the overall need for employment land over the plan period, the residual need to be met through new allocations (once permissions and completions are taken into account), and makes the recommendations outlined in Table 1 below.

Table 2.1. Uttlesford Employment Needs Update 2023 Recommendations

Employment type	Recommendation
Research and Development (R&D)	For R&D the sector is performing well and past forecasts and trends may under estimate the potential for investment and high quality jobs growth. A shortfall of c25,000 sq. m in needs can be met at Chesterford Research Park and an allocation towards the full masterplan would be justified , which will include some office space.
Offices	For offices beyond existing commitments there is a need for a range of between 3.2 to 6.5 ha based on past completions, the range depending on the contribution that Northside Class E makes. Whilst windfalls in town centres can provide general local requirements, there is potential to meet further business related needs with a 3-5 ha allocation in the wider Stansted area based on some evidence of historic demand for this in the longer term, albeit current market signals are weak.
Industrial	For industrial the Northside permission will make a substantial contribution to employment provision. It is expected that around half the development will cater for large-scale logistics type needs that do not relate to the locally derived demands of Uttlesford. The remaining components of Stansted are expected to be taken up by Stansted related type occupiers based on a continuation of past absorption of space at the airport. Beyond Stansted there is a remaining need of around 136,900 sq. m or 30.4 ha based on past trends in completions and space leased. Taking into account market signals, it is recommended that: <ul style="list-style-type: none"> ▸ Great Dunmow has the strong local industrial market with a range of local businesses. We consider that the allocation of 5-10 ha or more of employment land would be justified. ▸ Saffron Walden is the largest settlement. Given the size of the settlement there is limited existing employment land provision. The allocation of some additional land (up to 5 ha) would therefore be warranted through the Local Plan having regard to current provision and to support sustainable development.

Employment type	Recommendation
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- There are then employment sites and premises located across a number of other settlements and villages, and in rural locations. Historic take-up data shows a strong preference for industrial type business to be located in the broad Stansted proximity where it can access the M11, population centres at Bishop's Stortford and supply chain and business benefits of Stansted Airport. It is recommended that **more land is allocated in the Stansted vicinity around Takeley / Bishop's Stortford borders / Stansted Mountfitchet / Birchanger of 15 ha. A larger allocation(s) may be preferable to piecemeal to improve deliverability.**

- 2.2 Given the clear steer from the Employment Need Assessment to allocate the Chesterford Research Park to meet R&D (and some office) needs over the plan period, this has not been taken forward for further assessment. The site is suitable, available and achievable and is being actively promoted.
- 2.3 The potential site options for 3-5 hectares (ha) of Office development in the wider Stansted area; plus the Industrial need of 5-10ha or more in Great Dunmow, up to 5ha in Saffron Walden, and 15ha in the Stansted vicinity are explored further below.

3. Potential site allocations to meet the residual need

- 3.1 The Draft Housing and Economic Land Availability (HELAA) 2023 assesses the sites submitted to the council for residential and employment development.
- 3.2 The HELAA has a base date of 1st April 2023 however because of the significance of the Northside permission at Stansted Airport, and the fact that the consultants directly addressed this site in their report, the Northside permission has been taken into account in the figures.
- 3.3 Following the assessment a short list of 43 sites that are suitable, available and achievable for employment or mixed use development over the plan period were identified. These sites do not have planning permission, are potentially developable from years 5-15 and would be additional to the existing supply.
- 3.4 These 43 sites could potentially be allocated for development to meet the residual need identified in the Employment Needs Assessment Update 2023, however not all of the sites are being promoted for the right use, or are in the right location, to meet the needs identified in the evidence.
- 3.5 The majority of HELAA sites, whilst promoting an employment or mixed use, have not specified an exact amount of Employment Floorspace being put forward. The HELAA has estimated capacities in such circumstances. Converting from floorspace figures (in square metres) to land allocations (in hectares) the appropriate plot ratios in the Icen study are used.

- 3.6 Given the recommendations in the Icení study, the sites that are capable of meeting the residual requirements for employment land in Saffron Walden, Great Dunmow and the 'wider Stansted Area' have been identified.
- 3.7 The 'wider Stansted Area' includes Green Belt land. Given the number of suitable, available and achievable sites that are outside of the Green Belt it is not considered that exceptional circumstances exist to justify amending the Green Belt boundaries in the District. Employment sites in the Green Belt have therefore not been considered for allocation.
- 3.8 The sites that are potentially suitable for allocation for employment development are outlined in Table 3.1, which shows the use class being promoted by the landowner through the Call for Sites. Appendix 1 shows the site plan (taken from the HELAA 2023).

Table 3.1: UDC HELAA sites promoted for employment that can meet residual need

Site reference	Site size (ha)	Employment Total (m ²)	E Class (Min)	E Class (Max)	E(g)iii	B1(a)	B8	B Uses (General) (Minimum)	B Uses (General) (Maximum)
Elsenham 002 EMP	180		Not Specified					0	0
Elsenham 003 MIX	19					6,978		0	0
Elsenham 004 EMP	1	2,840				2,840		0	0
GtDunmow 004 OTH	2	500	500	500				0	0
GtDunmow 006 MIX	29	750 - 1500m ²	750	1,500				0	0
GtDunmow 007 MIX	134	N/A	750	1,500				0	0
GtDunmow 008 MIX	86	20,000	B Class Uses					20,000	20,000
GtDunmow 019 MIX	9	N/A	Not Specified					0	0
HatfieldBO 003 EMP	17	30,000	B Class Uses					30,000	30,000
HatfieldBO 005 MIX	580	180,000						180,000	180,000
LtCanfield 001 EMP	2	6120							
LtCanfield 002 EMP	6	25320							
LtCanfield 004 EMP	24	93840							
LtEaston 004 MIX	809	75,000-80,000	B Class Uses					75,000	80,000
SafWalden 009	4	16,360	B Class					16,360	16,360

Site reference	Site size (ha)	Employment Total (m ²)	E Class (Min)	E Class (Max)	E(g)iii	B1(a)	B8	B Uses (General) (Minimum)	B Uses (General) (Maximum)
EMP			Uses						
SafWalden 016 MIX	0	360	B Class Uses					360	360
Stansted 004 EMP	0	900-2000	900	2,000				0	0
Stansted 005 EMP	4	7,000-15,000	B Class Uses					7,000	15,000
Stansted 006 EMP	11	20,000-45,000	B Class Uses					20,000	45,000
Stansted 007 EMP	1	600	B Class Uses					600	600
Stansted 020 EMP	0	1,800	B Class Uses					1,800	1,800
Takeley 002 MIX	35	Not Specified						0	0
Takeley 005 EMP	27	80,000			40,000	40,000	0	0	0
Takeley 007 MIX	88	3,668	3,668	3,668				0	0
Takeley 012 EMP	1	3,400	Not Specified					0	0
Takeley 013 EMP	14	15,360						15,360	15,360
Takeley 014 EMP	9	5,200						5,200	5,200
Total	2092	485,368	6,568	9,168	40,000	9,818	40,000	371,680	409,680

UDC HELAA 2023

Office

3.9 The recommendation in the study is for 3-5ha of floorspace in the “wider Stansted area”. The identified need could potentially be met by up to 16 sites promoted for employment land in this location. Given the conclusion in the study that “current market signals are weak” it is considered reasonable to refine the list of sites to those which are established office locations and are actively promoting office (rather than other employment) development. This means looking further at Elsenham 003 MIX; Elsenham 004 EMP; Stansted 004 EMP; Stansted 005 EMP; Stansted 006 EMP; Stansted 007 EMP and Takeley 007 MIX.

Industrial

Great Dunmow

3.10 The recommendation is 5-10ha or more at Great Dunmow. The following sites have the potential to meet the residual requirement and have been assessed further in Section 4:

- GtDunmow 004 OTH
- GtDunmow 006 MIX
- GtDunmow 007 MIX
- GtDunmow 008 MIX
- GtDunmow 019 MIX
- LtCanfield 001 EMP
- LtCanfield 002 EMP
- LtCanfield 004 EMP
- LtDunmow 014 EMP
- LtEaston 004 MIX

Saffron Walden

3.11 The recommendation in the study is for “up to 5ha” of industrial floorspace at Saffron Walden. The HELAA contains only one strategic scale site which is being promoted for employment use at Saffron Walden that can fit this scale of development, which is SafWalden 009 EMP (4ha, of which approximately 3ha is developable east of Tiptofts Lane). It is therefore proposed that this suitable, available and achievable site is allocated in full in the Regulation 18 plan.

Stansted vicinity

3.12 The recommendation is 15ha Takeley / Bishop’s Stortford borders / Stansted Mountfitchet / Birchanger. The following sites have the potential to meet the residual requirement and have been assessed further in Section 4:

- Elsenham 002 EMP
- Elsenham 003 MIX
- HatfieldBO 003 EMP

- HatfieldBO 005 MIX
- Stansted 004 EMP
- Stansted 005 EMP
- Stansted 006 EMP
- Stansted 007 EMP
- Stansted 020 EMP
- Takeley 002 MIX
- Takeley 005 EMP
- Takeley 007 MIX
- Takeley 012 EMP
- Takeley 013 EMP
- Takeley 014 EMP

4. Assessment of sites

Office:

- 4.1 The Stansted area contains a local designation, the Countryside Protection Zone (CPZ). The CPZ is a designation, first introduced in 1995, that seeks to protect land parcels around the airport from development in order to safeguard the rural nature and setting of Stansted. The designation pre-dates the construction of the A120 bypass around Takeley and Great Dunmow (opened in 2004), although the 2005 Local Plan retained the CPZ designation (with boundary changes).
- 4.2 In light of updated landscape evidence and the strategic intent behind the CPZ, which is proposed to be retained in the Regulation 18 Local Plan, sites that are north of the defensible boundary of the A120 are considered less appropriate for development. FA
- 4.3 Elsenham 003 MIX and Elsenham 004 EMP both involve expanding the Elsenham Estate at Gaunts End. This is an established office location with Molton Brown based there and the TriSail development under construction. It's an established employment site in the 2005 Local Plan although it is in the Countryside Protection Zone. The CPZ is a consideration however it is potentially less sensitive in this location owing to the existing buildings at the Elsenham Estate and further buildings south of the site along Green Street between the airport and Gaunts End. The site is served by a bus route and is located near to Stansted Airport, train station and bus station. Elsenham 003 MIX is promoted alongside the TriSail development and therefore is considered to be deliverable over the plan period for office development. The smaller Elsenham 004 EMP site is smaller and appear to be under different ownership.
- 4.4 The Stansted 004 EMP; 005 EMP and 006 EMP sites are all proposed extensions to M11 Business Link which contains office and industrial development. It is an established business location however by a narrow majority the majority of the floorspace is industrial in this location. The site is located down a cul-de-sac with no

bus route running nearby, and is relatively further away from Stansted Airport and the train station (albeit it is closed to Stansted Mountfitchet Stortford station).

- 4.5 Stansted 007 EMP is a proposed extension to Alsa Business Park which is a small-scale site promoted adjacent to a proposed residential allocation in the Reg 18 plan. It is of a scale that may be possible to be extended under DM policy rather than meeting strategic needs.
- 4.6 Takeley 007 MIX is a large mixed-use proposal consisting of mainly residential development, however it is adjacent to the office development at Parsonage Road where Weston Homes is based. Since the HELAA base date (1st April 2023) part of the site along the western boundary has permission for industrial/flexible Class E use reference UTT/22/2744/FUL and it is unknown if the landowner is actively promoting any more office development in this location. The wider site is allocated for housing in the Regulation 18 Local Plan. It is not considered that there is potential for further strategic scale office floorspace at this location.
- 4.7 Given the scale of office floorspace required (3-5ha), the established location for office development and accessibility to public transport and Stansted Airport, Elsenham003 MIX is considered the most appropriate site to allocate for a further 3ha, expanding the existing employment site at Gaunts End.

Industrial

Great Dunmow

- 4.8 There are a total of 10 sites identified which can meet the residual need which are discussed below.
- 4.9 The main location of existing industrial land at Great Dunmow is to the south of the town at Chelmsford Road Industrial Estate. This benefits from good accessibility to the A120 providing east-west connectivity to Harwich, Felixstowe and Stansted Airport. This location is an established location for employment and thus would likely be an attractive location for additional development. However, the sites nearest this location are located south of the A120 (GtDunmow 006 MIX and GtDunmow 007 MIX) which may be challenging to access via sustainable transport modes, or are small-scale and promoted for Electric Vehicle Charging with a small amount of employment land (GtDunmow 004 OTH).
- 4.10 There are two sites to the east of the town, GtDunmow 008 MIX and GtDunmow 019 MIX however these are less well-located with regards to the strategic road network and Great Dunmow town centre itself. GtDunmow 008 MIX is promoted for mixed-use development incorporating a significant amount of residential (which has not taken forward for allocation in the Reg 18 plan) and so the availability for a smaller amount of employment land as a standalone development is unknown. Furthermore GtDunmow 019 MIX is partially permitted for residential with the western part of the site an approved custom and self-build housing site since the site was submitted through the Call for Sites, therefore the availability for employment to the east is also potentially uncertain.
- 4.11 To the west of Great Dunmow are LtEaston 004 MIX; LtCanfield 001 EMP, LtCanfield 002 EMP and LtCanfield 004 EMP which all are located between Takeley and Great Dunmow on the A120 corridor. Since the base date of the HELAA (1st April 2023)

LtEaston 004 MIX has been granted outline permission by the Secretary of State¹ and is considered unavailable for strategic scale industrial land.

- 4.12 The remainder of the sites in this location have good accessibility to the A120, with the location of LtCanfield 004 EMP at the junction providing good potential for highways improvements and a park and ride/mobility hub along an important local corridor (the B1258). At over 23ha LtCanfield 004 EMP could meet the residual need for 5-10 hectares at Great Dunmow whilst also contributing towards the need for Takeley/the wider Stansted Area owing to its relative proximity to Stansted. LtCanfield 004 EMP is strategically located to meet both need figures and also has the potential to deliver wider benefits through improving sustainable transport connectivity on the A120 corridor. This site is considered to best meet the residual need for Great Dunmow and has the potential to lead to wider benefits.

Wider Stansted area

- 4.13 As with the discussion for Office floorspace above, sites to the north of the A120 in the CPZ have been considered unsuitable for allocation for large industrial units due to the impact on the rural setting of the airport. This rules out Elsenham 002 EMP; Takeley 012 EMP; Takeley 013 EMP and Takeley 014 EMP.
- 4.14 The sites to the south of the A120, which was built after the original CPZ designation was introduced, are considered to have less of a strategic role and can be considered for plan-led redevelopment owing to the strong locational requirements of industrial floorspace set out in the Employment Needs Assessment Update.
- 4.15 Takeley 002 MIX and Takeley 005 EMP perform similarly in that they have access to the B1256 and in turn M11 J8 and the airport; however Takeley 002 MIX is being promoted for mixed use (rather than just employment) and would rely on demolishing buildings along the B1256 to access the road. Takeley 005 EMP on the other hand is promoted solely for employment and has multiple potential access points, and is considered more deliverable as a result. Both sites are located in close proximity to Hatfield Forest SSSI which suffers from recreational pressures; however employment development in this location (compared to residential or mixed use) is less likely to have an adverse impact on the Forest. The B1256 corridor is an existing public transport corridor with numerous buses running past the site to Bishop's Stortford, Takeley and Great Dunmow.
- 4.16 HatfieldBO 003 EMP is also located at Takeley Street however it is relatively less accessible to the B1256 and strategic road network and is not as well served via public transport. Hatfield BO 005 MIX is located even further to the south and so is less accessible, and the size of the site is a significant scale which has the potential to add a significant number of HGV and other vehicle movements onto a rural road network south of Hatfield Forest.
- 4.17 As per the discussion for Office use Stansted 004 EMP; 005 EMP and 006 EMP are all relatively less accessible via public transport compared to the other options, although they do have fairly good access to the strategic road network.
- 4.18 On balance it is considered that the site promotion at Takeley 005 EMP performs best as it is being actively promoted for industrial use, has multiple access points, is accessible via public transport and has good access to the strategic road network. It

¹ <https://www.gov.uk/government/publications/recovered-appeal-land-east-of-highwood-quarry-park-road-little-easton-dunmow-ref-3289755-11-september-2023>

is also well located for residents at Takeley and the new residential developments being allocated in the area.

5. Recommendations

5.1 Further to the assessment of the sites in Section 4 this site selection topic paper recommends the following allocations are made.

Table 5.1: Site Selection Topic Paper recommendations

Employment type	Site Selection Topic Paper Recommendation
Research and Development (R&D)	For R&D the recommendation is to allocate Chesterford Research Park in full for R&D and office use. This directly addresses the recommendation from the Employment Needs Update 2023.
Offices	For offices we recommend allocating the Elsenham 003 MIX site for 3ha. This is the extension of an established office location (Elsenham Estate) in the Stansted vicinity which has recently been expanded by the TriSail development.
Industrial	<ul style="list-style-type: none"> ▸ There is only one option for an employment allocation at Saffron Walden, therefore the recommendation is to allocate the site in full for 3ha. This meets the ENA recommendation of “up to 5ha”. ▸ Given the need for employment land at both Great Dunmow (5-10ha) and the Stansted area (15ha) it is proposed to allocate the LtCanfield 004 EMP site on the A120 west of Great Dunmow (15ha) which can contribute towards meeting both the Great Dunmow and the Stansted area requirements. There is also the potential to deliver sustainable transport improvements in this strategic location along the A120 corridor. ▸ Another 15ha allocation at Takeley Street (Takeley 005 EMP) is proposed which leads to a technical oversupply against the requirement, but it is considered pragmatic to plan on the basis for some headroom should any of the industrial allocations not come forward in full or be delayed. The Takeley Street site is well located to the M11 and Stansted with no significant transport constraints identified that would preclude development.

5.2 The proposed industrial allocations are smaller than what is being actively promoted by the owners of the sites which provides flexibilities and opportunities to masterplan the allocations and provide for on-site biodiversity net gain.

Appendix 1 – Site plans

Elsenham 002 EMP

Elsenham 002 EMP - Land at Tye Green, Elsenham, CM22 6DY

Settlement:	Elsenham	Source:	Call for Sites
Site History: None			
USAGE:	Existing use: Agricultural	Proposed use:	Employment
CAPACITY:	Area (ha):	181.26	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	725,040	

Elsenham 003 MIX

Elsenham 003 MIX - Water Circle, London Stansted, CM22 6DR

Settlement:	Elsenham	Source:	Call for Sites
Site History: UTT/1473/11/FUL Demolition of existing office and car park. Construction of three interlinked buildings (7 storeys, 6 storeys, 5 storeys) containing 6,978 sqm of offices and 1,394 sqm floorspace of ancillary mixed retail, Café/restaurant and health/spa facilities with underground parking, landscaping and ancillary works. Creation of new access onto Hall Road & alterations to existing access (Green Street). Construction not started Mar 2022) UTT/19/2832/DOC - Application to discharge Conditions 8 (landscaping) and 10 (completion of hard/soft landscaping) attached to UTT/1473/11/FUL - Approved 20th May 2020.			
	USAGE:	Existing use: Commercial, Agricultural	Proposed use:
CAPACITY:	Area (ha):		18.59
	Housing assumed capacity:		
	Employment floorspace (sqm)		


Elsenham 004 EMP

Elsenham 004 EMP - Land adjoining Elsenham Meadows, Gaunts End, Elsenham, CM22 6DS

Settlement:	Elsenham	Source:	Call for Sites
Site History: None			
USAGE:	Existing use: Scrubland	Proposed use:	Employment - Office; Storage/Distribution; Light Industrial / R&D; Data Centre
CAPACITY:	Area (ha):	0.71	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	2,840	


GtDunmow 004 OTH

GtDunmow 004 OTH - Land east of B1008 and north of A120, Great Dunmow, CM6 1LL

Settlement:		Great Dunmow	Source:	Call for sites
Site History: None				
USAGE:	Existing use:	Agricultural	Proposed use:	Electric Vehicle (EV) Charging Station to include electric vehicle charging points, and mix of complementary commercial facilities
CAPACITY:	Area (ha):	0.77		
	Housing assumed capacity:	0		
	Employment floorspace (sqm)	7,700		


GtDunmow 006 MIX

GtDunmow 006 MIX - Land between B1008 and Clapton Hall Lane, Great Dunmow, CM6 1JF

Settlement:		Great Dunmow	Source:	Call for sites
Site History: None				
USAGE:	Existing use:	Agricultural	Proposed use:	Mixed use development comprising residential and Electric Vehicle Charging Station to include electric vehicle charging points, energy storage and mix of complementary commercial facilities.
CAPACITY:	Area (ha):	28.84		
	Housing assumed capacity:	779		
	Employment floorspace (sqm)	750 - 1500m2		


GtDunmow 007 MIX

GtDunmow 007 MIX - Land south of A120, Great Dunmow, CM6 1JQ

Settlement:		Great Dunmow	Source:	Call for sites
Site History: None				
USAGE:	Existing use:	Agricultural land	Proposed use:	Mixed use comprising residential, commercial facilities to provide toilet facilities, café/retail, office, seating area for customers of electric charging station
CAPACITY:	Area (ha):		133.92	
	Housing assumed capacity:		3616	
	Employment floorspace (sqm)		N/A	


GtDunmow 008 MIX

GtDunmow 008 MIX - Land east of Great Dunmow, Braintree Road, Great Dunmow, CM6 3DJ

Settlement:		Great Dunmow	Source:	Call for sites
Site History: None				
USAGE:	Existing use:			
CAPACITY:	Area (ha):			86.31
	Housing assumed capacity:			2,330
	Employment floorspace (sqm)			N/A


GtDunmow 019 MIX

GtDunmow 019 MIX - Land north of Braintree Road, Great Dunmow, CM6 1HU

Settlement:		Great Dunmow	Source:	Call for sites
Site History: West part of site relates to UTT/21/2719/FUL - Proposed erection of 32 no. self build and custom build dwellings - Approved 4.11.22				
USAGE:	Existing use:	Agriculture	Proposed use:	Residential and/or Commercial
CAPACITY:	Area (ha):			9.08
	Housing assumed capacity:			306
	Employment floorspace (sqm)			N/A


HatfieldBO 003 EMP

HatfieldBO 003 EMP - Land West of Station Road, Takeley, CM22 6SQ

Settlement:		Hatfield Broad Oak		Source:	Call for sites
Site History: None					
USAGE:	Existing use:	Agricultural	Proposed use:	EMP- mixed start-up, storage and business units	
CAPACITY:	Area (ha):				18.71
	Housing assumed capacity:				0
	Employment floorspace (sqm)				74840

HatfieldBO 005 MIX

HatfieldBO 005 MIX - Land at the Forest, Hatfield Broad Oak, CM22 7BS

Settlement:		Hatfield Broad Oak	Source:	Call for sites
Site History: None				
USAGE:	Existing use:	Agricultural, Residential	Proposed use:	Mixed use
CAPACITY:	Area (ha):	580.71		
	Housing assumed capacity:	12195		
	Employment floorspace (sqm)	Not provided in submission		


LtCanfield 001 EMP

LtCanfield 001 EMP - Huntingfields House, Stortford Road, Little Canfield, CM6 1SN

Settlement:		Little Canfield	Source:	Call for sites
Site History: None				
USAGE:	Existing use:			
CAPACITY:	Area (ha):			1.53
	Housing assumed capacity:			0
	Employment floorspace (sqm)			6120


LtCanfield 002 EMP

LtCanfield 002 EMP - Land south of Stortford Road, Little Canfield, CM6 1GA

Settlement:		Little Canfield	Source:	Call for sites
Site History: UTT/19/1166/OP Refused: Detailed proposal for Construction of a new Council Depot comprising vehicle workshop, office building, external storage, grounds maintenance storage, parking, landscaping, vehicular access and all supporting infrastructure. 2. Outline proposal for up to 4.6ha of employment land comprising Business, General Industrial and Storage and Distribution uses (Use Class B1, B2 and/or B8) (with all matters reserved except for access)				
USAGE:	Existing use:	Agricultural	Proposed use:	Employment
CAPACITY:	Area (ha):			6.33
	Housing assumed capacity:			0
	Employment floorspace (sqm)			25320

LtCanfield 004 EMP

LtCanfield 004 EMP - Land south of A120 North of Stortford Road, Great Dunmow, CM6 1SN

Settlement:		Little Canfield	Source:	Call for sites
Site History: None				
USAGE:	Existing use:			
CAPACITY:	Area (ha):			23.46
	Housing assumed capacity:			0
	Employment floorspace (sqm)			93840


LtEaston 004 MIX

LtEaston 004 MIX - Easton Park, Great Dunmow, CM6 1SL

Settlement:		Little Easton	Source:		Call for sites
Site History: UTT/21/1708/OP refused 27.10.21. Appeal in progress. Outline planning application with the details of external access committed. Appearance, landscaping, layout (including internal access), scale reserved for later determination. Development to comprise: between 1,000 and 1,200 dwellings (Use Class C3); up to 21,500 sq m gross of additional development for Use Classes: C2 (residential institutions care/nursing home); E(a-f & g(i)) (retail, indoor recreation, health services and offices); F1(a) (Education); F2(a-c) (local community uses); car parking; energy centre; and associated works					
USAGE:	Existing use:	Agriculture	Proposed use:	New Settlement / Garden Community	
CAPACITY:	Area (ha):	808.95			
	Housing assumed capacity:	16988			
	Employment floorspace (sqm)	14 ha / 5600m2			


SafWalden 009 EMP

SafWalden 009 EMP - Land north east of Thaxted Road, Saffron Walden, CB10 2UR

Settlement:		Saffron Walden	Source:	Call for sites
Site History: None				
USAGE:	Existing use:			
CAPACITY:	Area (ha):			4.09
	Housing assumed capacity:			0
	Employment floorspace (sqm)			16360

SafWalden 016 MIX

SafWalden 016 MIX - UBLR/17/001 56 High Street, Saffron Walden CB10 1EF

Settlement:		Saffron Walden	Source:		Brownfield Land Register
Site History: None					
USAGE:	Existing use:				
CAPACITY:	Area (ha):				9.00
	Housing assumed capacity:				4
	Employment floorspace (sqm)				N/A


Stansted 004 EMP

Stansted 004 EMP - Land adjacent to M11 Business Link, Parsonage Lane Stansted (option 1), CM24 8GF

Settlement:		Stansted	Source:	Call for sites
Site History: None				
USAGE:	Existing use:	Employment	Proposed use:	Employment Class B and E
CAPACITY:	Area (ha):			0.49
	Housing assumed capacity:			0
	Employment floorspace (sqm)			1960


Stansted 005 EMP

Stansted 005 EMP - Land adjacent to M11 Business Link, Parsonage Lane, Stansted (option 2), CM24 8GF

Settlement:	Stansted	Source:	Call for sites
Site History: None			
USAGE:	Existing use:	Employment, Agricultural	Proposed use: Employment
CAPACITY:	Area (ha):	3.58	
	Housing assumed capacity:	0	
	Employment floorspace (sqm)	14320	

Stansted 006 EMP

Stansted 006 EMP - Land adjacent to M11 Business Link Parsonage Lane Stansted (option 3), CM24 8GF


Settlement:		Stansted	Source:	Call for sites
Site History: None				
USAGE:	Existing use:	Employment, Agricultural	Proposed use:	Employment
CAPACITY:	Area (ha):			11.07
	Housing assumed capacity:			0
	Employment floorspace (sqm)			44280

Stansted 007 EMP

Stansted 007 EMP - Land South of Alsa Business Park, Alsa Street, Stansted, CM24 8SQ


Settlement:		Stansted	Source:		Call for sites
Site History: None					
USAGE:	Existing use:	Agriculture	Proposed use:	Commercial offices	
CAPACITY:	Area (ha):			0.55	
	Housing assumed capacity:			0	
	Employment floorspace (sqm)			2200	

Stansted 020 EMP

Settlement:		Stansted	Source:	Call for sites
Site History: None				
USAGE:	Existing use:	Youth Centre	Proposed use:	Residential or commercial
CAPACITY:	Area (ha):			0.18
	Housing assumed capacity:			0
	Employment floorspace (sqm)			1800


Takeley 002 MIX

Takeley 002 MIX - Land north of Dunmow Road, Takeley Street, CM22 6QR

Settlement:		Takeley	Source:	Call for sites
Site History: None				
USAGE:	Existing use:			
CAPACITY:	Area (ha):			34.47
	Housing assumed capacity:			724
	Employment floorspace (sqm)			N/A


Takeley 005 EMP

Takeley 005 EMP - Land north of Taylors Farm, Takeley Street, CM22 6QR

Settlement:		Takeley	Source:		Call for sites
Site History: None					
USAGE:	Existing use:	Agricultural	Proposed use:	Employment, commercial and logistics park (light industrial (E(g)(iii)) and storage and distribution (B8))	
CAPACITY:	Area (ha):			27.34	
	Housing assumed capacity:			0	
	Employment floorspace (sqm)			109,360	


Takeley 007 MIX

Takeley 007 MIX - Warish Hall Farm, Takeley, CM6 1YD

Settlement:		Takeley	Source:	Call for sites
Site History: UTT/21/1987/FUL refused 20.12.21. Mixed use development including: revised access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: light industrial/flexible employment units (c.3568sqm) including health care medical facility/flexible employment building (Use Class E); 126 dwellings on Bulls Field, south of Prior's Wood: 24 dwellings west of and with access from Smiths Green Lane; 38 dwellings on land north of Jacks Lane, east of Smiths Green Lane including associated landscaping, woodland extension, public open space, pedestrian and cycle routes.				
USAGE:	Existing use:	Agriculture	Proposed use:	Mixed use development - Homes, education, employment and community
CAPACITY:	Area (ha):			87.40
	Housing assumed capacity:			1835
	Employment floorspace (sqm)			6080


Takeley 012 EMP

Takeley 012 EMP - Land adjoining Stansted Courtyard, Parsonage Road, Takeley, CM22 6PU

Settlement:		Takeley	Source:	Call for sites
Site History: None				
USAGE:	Existing use:			
CAPACITY:	Area (ha):			1.25
	Housing assumed capacity:			0
	Employment floorspace (sqm)			5000


Takeley 013 EMP

Takeley 013 EMP - Land around Stansted Courtyard, Takeley, CM22 6PT

Settlement:		Takeley	Source:		Call for sites
Site History: None					
USAGE:	Existing use:				
CAPACITY:	Area (ha):		3.80		
	Housing assumed capacity:		0		
	Employment floorspace (sqm)		15200		

Takeley 014 EMP

Takeley 014 EMP - Land east of Parsonage Road, Takeley, CM22 6PT

Settlement:		Takeley	Source:		Call for sites
Site History: None. UTT/19/2525/FUL Proposed new agricultural building to be used as a grain store.					
USAGE:	Existing use:				
CAPACITY:	Area (ha):		1.3		
	Housing assumed capacity:		0		
	Employment floorspace (sqm)		5200		